



**CITY OF MANCHESTER, NH  
ZONING BOARD OF ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101-2097  
TEL: (603) 624-6328  
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October 31, 2002

**MANCHESTER ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING  
Thursday, November 7, 2002  
Aldermanic Chambers – City Hall – 3<sup>rd</sup> Floor – 6:00 PM  
One City Hall Plaza  
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #120-ZO-02 Rehearing – Dick Anagnost (Agent) proposes to subdivide lot into two lots; at Lot 84 Watts St., maintain a single family home with a 1-stall garage and pool; at Tarbell St., create a buildable lot (60' x 100') and seeks a **variance** from Section 6.07 lot area, lot front and lot width of the Z. O., as per plans submitted June 11, 2002, at **84 Watts St.**
2. Case #188-ZO-02 – Joseph Whall (Owner) proposes to build a 30' x 40', 2-story duplex attached to existing 2-family dwelling and seeks a **variance** from Sections 5.08 multiple structures, 10.09 (B) parking setback and 10.03 (D) accessible spaces of the Z.O., as per plans submitted September 23, 2002, at **33 West Elmhurst Ave.**
3. Case #189-ZO-02 – Franjo Livancic (Owner) proposes parking (in front and side yards) and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted September 17, 2002, at **225 Pasture Dr.**
4. Case #190-ZO-02 – Attorney Richard E. Fradette (Agent) proposes to subdivide lot into two lots; at Lot A (480 Lake Ave.) maintain existing six-family dwelling; at Lot B (408 Milton St.) maintain existing single family dwelling) and seeks a variance from Sections 6.07 lot area, lot width, rear yard setback, floor area ratio, 10.03 number of parking spaces for Lot A; Section 6.07 lot area, lot front, lot width, 10.07 B parking layout and 10.09 (A) parking setbacks for Lot B of the Z.O., as per plans submitted September 17, 2002, at **480 Lake Ave./408 Milton St.**

5. Case #191-ZO-02 – Gary Laraba (Owner) proposes to build a 14' x 23', 1-stall garage with open deck on second story connecting the house with existing detached garage; also build a 24' x 9' farmer's porch and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z. O., as per plans submitted September 9, 2002, at **95-97 So. Hall St.**
6. Case #192-ZO-02 – William Gibbons (Owner) proposes to maintain a 10' x 12' wood shed in side & rear yard; maintain an 18' above ground pool in side yard; maintain a 4' x 28' attached deck; maintain front and side yard parking and seeks a **variance** from Section 6.07 rear yard setback and lot coverage, 10.09 (B) parking setbacks, 10.08 (C) driveway width and 8.24 (A) 2 & 3 (3 counts) of the Z.O., as per plans submitted September 17, 2002, at **602 Granite St.**
7. Case #193-ZO-02 – Jacob Wlajnitz (Owner) proposes to maintain front yard parking, also maintain 10' x 10', 2-story storage shed and seeks a **variance** from Sections 10.09 (B) front yard parking and 8.24 (A) 3 accessory structures of the Z.O., as per plans submitted August 26, 2002, at 225 **Kimball St.**
8. Case #194-ZO-02 – Paul Brodeur (Owner) proposes to increase the size of the deck to 11' x 22' and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted September 23, 2002, at **904 So. Mammoth Rd.**
9. Case #195-ZO-02 – Constance Fortier (Owner) proposes to maintain attached one-stall garage converted from carport, granted by variance Case #101-ZO-01 with a 6' side yard setback, also maintain shed erected without permit and seeks a **variance** from Section 6.07 side yard setback and 8.24 (A) accessory structures of the Z. O., as per plans submitted September 12, 2002, at **56 Morgan St.**
10. Case #196-ZO-02 – Brian Cloutier (Agent) proposes to subdivide lot into two lots to create a buildable lot (Lot 2A) and on Lot 2B, maintain a single family dwelling and seeks a **variance** from Section 3.03 Definitions "Lot Line" & "Front" for Lot 2 B of the Z.O., as per plans submitted September 17, 2002, at **1366 Beech St.**
11. Case #197-ZO-02 – Jeffery Hood (Owner) proposes to build a 34' x 25', second story addition; also build a 5' x 10' porch and seeks a **variance** from Section 6.07 street yard setback of the Z.O., as per plans submitted September 25, 2002, at **87 Ohio Ave.**
12. Case #198-ZO-02 – Ann Macropol (Owner) proposes to build a 1-story addition, maintain garage extension built without permit 0' from side lot line and maintain shed on adjacent lot under the same ownership and seeks a **variance** from Section 6.07 front yard and street yard setback and 3.03 Definition "Use, Accessory" of the Z.O., as per plans submitted September 12, 2002 at **153 River Bank Rd.**
13. Case #199-ZO-02 – Lawrence Brassard proposes to build a 21' x 30' oval above ground pool and seeks a **variance** from Section 8.24 (A) 3 of the Z.O., as per plans submitted October 1, 2002, at **783 Hall St.**

14. Case #200-ZO-02 – Edmund Cutting (Owner) proposes to convert to appliance repair shop in Building #1, create storage on first and second floors of Building #2; also create loading dock with parking space and seeks a **variance** from Section 5.10 H-6 (9), 5.10 H-6 (6) and 6.07 side yard setback and lot coverage of the Z.O., as per plans submitted September 24, 2002, at **111 Wilson St.**
15. Case #201-ZO-02 – Richard Curit (Owner) proposes to build a 5' x 10' addition for dining room and seeks a **variance** from Section 11.04 (B) expansion and 6.07 side yard setback and floor area ratio of the Z.O., as per plans submitted October 3, 2002, at **8 Foxwood Circle.**
16. Case #202-ZO-02 – Joseph Raza (Owner) proposes to build a 10' x 17' sunroom and a 10' x 7' deck in side yard and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted September 24, 2002, at **470 Wellington Rd.**
17. Case #203-ZO-02 – Bonnie Romanos (Owner) proposes to create two parking spaces in the front yard and seeks a **variance** from Section 10.09 B and 10.09 B (2) of the Z.O., as per plans submitted October 11, 2002, at **606 Harvard St.**
18. Case #204-ZO-02 – Attorney Richard E. Fradette (Agent) proposes to maintain dental office and convert two existing apartments into professional offices and add additional parking spaces and seeks a **variance** from Sections 5.10 (H-1) 2 professional office and 10.02 (F) business parking of the Z.O., as per plans submitted October 18, 2002, at **222 River Rd.**
19. Case #205-ZO-02 – Attorney Richard E. Fradette (Agent) proposes as a Planned Development to build three buildings for single family attached townhouses (20 units) and seeks a **variance** from Section 5.10 (A) 2, single family attached dwellings, 10.08 A driveway location and Article 3.03 Definitions “Lot Line” “Front” and “Primary Façade” of the Z.O., as per plans submitted October 3, 2002, at **49 Harvell St.**
20. Case #206-ZO-02 – Steven Lessieur (Owner) proposes to build a 20' x 37', one-story addition for separate dwelling unit and seeks a variance from Section 5.10 (A) 5 2-family dwelling, 6.07 (5 counts) and 10.03 (B) number of parking spaces of the Z.O., as per plans submitted October 3, 2002, at **58 Devco Dr.** \*Withdrawn 10-30-02
21. Case #207-ZO-02 – Peter Bellantoni (Agent) proposes to convert 3,300 sq. ft. of existing building from accessory storage to motorcycle sales and service and seeks a **variance** from Section 10.03 number of parking spaces, as per plans submitted October 10, 2002, at **222 South Main St.**
22. Case #208-ZO-02 – Jeff Lewis (Agent) proposes to consolidate adjacent parcels, demolish existing structure and build a 1-story, 2,100 sq. ft. drive through lube center (Jiffy Lube) and seeks a **variance** from Section 10.04 (I) stacking spaces and 8.24 (B) accessory structures of the Z.O., as per plans submitted October 4, 2002, at **283 So. Willow St.**

23. Case #209-ZO-02 – Mary Byrnes (Agent) proposes to expand existing child care to add 30 additional children and seeks a **variance** from Section 10.03 (B) number of parking spaces of the Z.O., as per plans submitted September 17, 2002, at **130 Silver St.**
24. Case #215-ZO-02 – Robert Corriveau (Agent) proposes to build a 26' x 36', 2-story single family home with attached 24' x 26', 2-stall garage on lot fronting on an unaccepted street and seeks a **variance** from Article 3.03 Definitions "Streets" of the Z.O., as per plans submitted October 8, 2002, at **83 Mission Ave.**
25. Case #216-ZO-02 – Mary Caron (Owner) proposes to occupy first floor for dental office and upper floors for single dwelling unit, converted without benefit of permits and seeks a **variance** from Section 6.07 lot front, lot width and side yard setback, 10.03 number of parking spaces, 10.09 (B) parking setbacks, 10.07 (I) parking screening, 10.07 (E) parking paving, 10.07 (D) parking maneuvering and 10.07 G landscaping of the Z.O., as per plans submitted October 21, 2002, at **700 Pine St.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities.